



THE RESERVE NEWSLETTER

THE RESERVE AT BATTLE CREEK, MASTER HOMEOWNERS ASSOCIATION
MAY 2024

MASTER ASSOCIATION BOARD MEMBERS

Please see the Reserve's website for full contact info.

- **Stacy Brown**, President 918-924-7049
- **Karen Lowen-Ames**, Vice President 918-361-8134
- **Brenda Urner**, Treasurer 918-260-3338
- **David Oldham**, Director at Large 918-495-5713
- **Mike Love**, Director at Large 918-639-7312
- **Larry Mudd**, Director at Large 918-625-6521
- **Justin Sparr**, Director at Large 417-268-5800

The Board encourages homeowners to **volunteer** by serving on the Board or championing a short-term project. These are terrific ways to serve the community and play a role in keeping The Reserve at Battle Creek a pleasant and welcoming place to live. **We'd enjoy having you get involved. Please let us hear from you!**

ONE NEIGHBORHOOD, THREE ASSOCIATIONS

Did you know that the 164 homes that make up our neighborhood all belong to the Master Homeowners Association for The Reserve at Battle Creek? The Master Association is responsible for maintaining all common areas throughout our neighborhood.

In addition to the Master Association, we have two small associations for our two gated communities – The Cottages and The Villas. Each of these smaller Homeowners Associations are responsible for the gates at the entries into their areas, the pavement of their private roads, as well as their streetlights. There are 18 homes in The Cottages and 52 in The Villas.

While we may live in one of the three communities comprising The Reserve at Battle Creek, we're all neighbors and are fortunate to be part of this beautiful and friendly Broken Arrow community.

MASTER ASSOCIATION BOARD MEETINGS

Each year at our annual HOA Homeowners Meeting, the residents elect members of our community to serve on the HOA Master Board. The two gated communities also elect board members annually at separate meetings. All meetings of the Master Association Board of Directors are open to all homeowners in The Reserve at Battle Creek. The Board meetings are generally held on the 3rd Wednesday of each month at Tulsa Technology Center, Lemley Campus (unless otherwise announced). If you would like to address a specific topic with the Board, please notify a board member so that you can be added to the agenda for that meeting. The next Board meeting is scheduled for Monday, May 6th

at 7:00 p.m. at the Neinhuis Park Community Center (TENTATIVELY) at 3201 N 9th Street in Broken Arrow.

A MESSAGE FROM THE MASTER ASSOCIATION PRESIDENT

Folks, I know there has been lots of talk regarding the Board's unanimous decision to move the HOA funds from the bank in Florida to a local bank right here in the neighborhood. The funds are set up in our local Arvest bank branch that specializes in HOA funds. It required proper protocol that was followed and does not change anything as far as recurring bills being paid. It took a few months and meetings to convince me that change was needed regarding our current PMI contract. Everyone was especially concerned after PMI raised our rates without notice and drafted themselves payment for the increase retroactively back to January.

At least from my perspective of looking at it, we manage seven acres of common ground with 3 water fountains and two run off ponds which requires very little assistance from the higher cost of PMI. I was asked to serve on the board about eight months ago with my only goal in mind to save the homeowners money while maintaining our neighborhood.

We are now in a new stage of making the neighborhood more attractive with new ideas from newer board members, including myself, but we are always open to talk with homeowners for additional ideas. I know change can be difficult but necessary at times when expenses continue to rise which makes it a challenge to lower or at least maintain the homeowners' costs.

I thank everyone for what they do. Always feel free to reach out to me with any questions you may have.

Respectfully, Stacy Brown, Master HOA President

FINANCIAL REPORT FROM MASTER ASSOCIATION TREASURER

We are pleased to report that the Master HOA has made great strides in reducing our costs since last August's Homeowners meeting. Our 2024 budgeted annual expenses are approximately \$47,109, and our collections of \$315 per home should be \$51,660. This could allow us to have a \$4,500 surplus at the end of the year without any other unforeseen expenses. Additionally, the Reserve is currently under budget by \$3,634.44 for the first quarter of 2024. Wouldn't it be nice if we could lower your dues with these savings at our next Homeowners meeting?

Our December 31, 2023 year ending balance showed a loss of \$4,278.54 per the PMI financials, with \$49,997.45 of income and \$54, 275.99 in expenses. This was largely due to the Cottages fence replacement and the Father's Day Storm

clean up. Our checking account balance on March 31st was \$13,378.23 and our Savings Reserve was \$35,667.17.

Our current Board, seeing that operating on a fiscal year schedule was out of compliance with the By Laws (Article XII), switched our bookkeeping to a calendar year basis. Hopefully this change, which will bring us into compliance, will make our financials less confusing for all and allow transparency when comparing current year's expenses with current year's collection of dues, as well as our tax returns.

On a final note, since there has been so much concern stirred up over our decision to change banks and multiple people have asked for proof of PMI's breach of our contract, I am providing the image below showing our March 31, 2024, bank statement showing the withdrawals of increased management fees in March.

Electronic Debits Date	Description	Amount
03/01/2024	AMER ELECT PWR CPPWDRAWAL 9515361190	\$16.60
03/01/2024	The Reserve at B Vendor Pay 3159	\$17.25
03/01/2024	AMER ELECT PWR CPPWDRAWAL 9538686470	\$20.59
03/01/2024	AMER ELECT PWR CPPWDRAWAL 9551529120	\$28.89
03/06/2024	The Reserve at B Vendor Pay 3235 PMI January catch up	\$200.00
03/06/2024	The Reserve at B Vendor Pay 3236 PMI February	\$200.00
03/06/2024	The Reserve at B Vendor Pay 3237 PMI March	\$950.00

These additional fees equate to a 26.7% raise and were implemented without prior notice to and approval by the Board. This increase from \$750 per month to \$950 per month was made retroactive back to January, amounting to an overcharge of \$800 which has yet to be repaid. These actions are in direct breach of our contracted rate.

Please be assured, our funds are safe and secure and have never been mishandled. They were wired from the Florida Bank to our new local Arvest bank on the same day. Moving our bank accounts was our first step in severing ties with PMI and improving our accounting transparency. Because of the knee jerk reaction of previous board members and PMI regarding this change, that stirred up so much worry and concern, I want to let you know that I am available any time to answer questions you may have.

Respectfully, Brenda Urner, Master HOA Treasurer

NEIGHBORHOOD GARAGE SALE

Saturday, May 18 (starting at 8:00 a.m.) is the date for our upcoming Neighborhood Garage Sale.



The HOA Board will post signs the week before the sale at the north and south entrances to our neighborhood. They will also post the information on social media.

This is a great time to clean out the attic and garage! And if you can break away from your sale, have some fun meeting your neighbors and seeing what treasures they are selling that you just can't live without!

WORK DAY

Join the Master Board and your neighbors for a workday on **Saturday, May 11th** to help keep costs



down and the appearance of our community property looking grand! Meet by the L-shaped pond south of The Villas at 9:00 on Saturday, May 11th. Bring your rakes, garbage bags, wagons, and weed whackers. Besides cleaning up any trash or green waste around the common areas, we'll concentrate on tidying up the overgrown area to the east of the L-shaped pond. You'll probably want to wear work boots and gloves!

PROJECTS UNDERWAY BY THE MASTER BOARD

These are some of the projects the Master Board is working on to keep our community in tip top shape.

- Reacquired historic HOA documents that PMI refused to acquire and maintain.
- Negotiated contracts for optimal cost effectiveness and improved relations with vendors.
- Reduced printing and mailing costs by hand delivering communications.
- Reviewed utility bills to eliminate unnecessary fees.
- Repaired and maintained pond fountains and continue to make upgrades.
- Updated electrical outlets in the common areas making these areas safer for residents.
- In the process of remediating the algae issues in the ponds in an eco-friendly way to protect our waterways and keep aquatic life healthy.
- Organized volunteer workdays to reduce costs such as installation of holiday lights and landscaping projects.

Reacquired control of the HOA website and in the process of assessing the HOA social media presence to optimize communication with residents.

AUGUST ANNUAL MEETING

The annual meeting of our Homeowners Association is TENTATIVELY scheduled this year for August 13th at 7:00 p.m. at the Battle Creek Golf Course Clubhouse.

Come meet your neighbors, learn about what our HOA does for residents, find out how you can get involved, and register for door prizes.